

**REAL ESTATE APPRAISER
APPLICATION ADVISORY COMMITTEE
NOVEMBER 19, 2009**

PRESENT: Donald Chudnow, Frank Hopp, Thomas Kneesel, Lawrence Nicholson, and Ursula Volk

**PRESENT
VIA PHONE:** Lynn Gregorash, Gary Gruenisen, and David Wagner

EXCUSED: Gregory Landretti

STAFF PRESENT: Tom Ryan, Bureau Director; Ruby Jefferson-Moore, Legal Counsel; Michelle Solem, Bureau Assistant, Kelly Niesen, Credentialing Processor and other DRL staff

OPEN SESSION – CALL TO ORDER

Frank Hopp, Chair, called the meeting to order at 10:07a.m. A quorum of eight (8) members was present.

ADOPTION OF AGENDA

MOTION: Donald Chudnow moved, seconded by Ursula Volk, to approve the Agenda as published. Motion carried unanimously.

APPROVAL OF MINUTES (OCTOBER 22, 2009)

MOTION: Lawrence Nicholson moved, seconded by Lynn Gregorash, to approve the minutes of October 22, 2009 as published. Motion carried unanimously.

**ADMINISTRATIVE REPORT
TOM RYAN, BUREAU DIRECTOR**

Board Chair and Vice Chair Reception and Training – December 3 & 4, 2009

Tom Ryan reminded the committee of the upcoming Board Chair and Vice Chair training that will be held on December 3-4, 2009.

2010 Board Meeting Dates – Review for Approval

The Board discussed converting meetings to a teleconference if there are five or fewer applications to review.

MOTION: Thomas Kneesel moved, seconded by Donald Chudnow, to approve the proposed meeting dates as presented. Motion carried unanimously.

ELECTRONIC APPRAISAL REPORTS UPDATE FROM DRL

Tom Ryan and Kelly Niesen told the Board that applicants will be able to submit the forms electronically once Kelly returns from her maternity leave. There was a lengthy discussion concerning the possibility of date errors and forged signatures.

DISCUSSION AND APPROVAL OF APPROPRIATE APPRAISAL STANDARDS TO BE USED IN THE REVIEW PROCESS

Uniform Standards of Professional Appraisal Practice (USPAP)

None.

Supplemental Appraisal Standards

None.

Use of Forms

None.

Review Procedures

None.

LEGISLATION AND ADMINISTRATIVE RULES

None

MISCELLANEOUS INFORMATION/CORRESPONDENCE

None.

Gary Gruenisen left the meeting at 10:45 am.

CLOSED SESSION

MOTION: Donald Chudnow moved, seconded by Thomas Kneesel, to convene to Closed Session to deliberate on cases following hearing (s. 19.85(1)(a), Stats.; to consider licensure or discipline (s. 19.85(1)(b), Stats.; to consider individual histories or disciplinary data (s. 19.85(1)(f), Stats.; and, to confer with legal counsel (s. 19.85(1)(g), Stats. Motion carried by roll call vote:

Donald Chudnow-yes; Frank Hopp-yes; Thomas Kneesel-yes; Lawrence Nicholson; Ursula Volk-yes; David Wagner-yes; and Lynn Gregorash-yes.

Open Session recessed at 10:45 a.m.

RECONVENE TO OPEN SESSION

MOTION: Lawrence Nicholson moved, seconded by Lynn Gregorash, to reconvene into Open Session at 11:49 a.m. Motion carried unanimously.

Tom Ryan noted that all committee members terms have expired. He asked if they would be willing to serve for the 2010 calendar year.

VOTE ON ITEMS CONSIDERED OR DELIBERATED UPON IN CLOSED SESSION, IF VOTING IS APPROPRIATE

REVIEW AND CONSIDERATION OF APPRAISAL EXPERIENCE AND APPRAISAL REPORTS FOR THE FOLLOWING APPLICANTS OR ANY MAILED OR RECEIVED AFTER MAILING OF AGENDA

KENNETH ANDERSON LICENSED

MOTION: Lawrence Nicholson moved, seconded by Thomas Kneesel, to recommend that the Department issue an intent to deny Kenneth Anderson's appraisal reports until the Department receives one additional report that complies with USPAP showing a cost analysis, an explanation of the site, the names of borrowers and the type of assignment. Motion carried unanimously.

CAROL JOHNSON CERTIFIED GENERAL

MOTION: David Wagner moved, seconded by Donald Chudnow, to recommend that the Department deny Carol Johnson's appraisal reports for failure to meet minimum requirements of USPAP. Motion carried unanimously.

KATHLEEN NIEDZIELSKI CERTIFIED RESIDENTIAL

MOTION: Lawrence Nicholson moved, seconded by Ursula Volk, to recommend that the Department deny Kathleen Niedzielski's

appraisal reports as submitted for failure to meet minimum requirements of USPAP and refer Kathleen Niedzielski to the Department's Division of Enforcement. Motion carried unanimously.

**EDWARD OLSON
CERTIFIED GENERAL**

MOTION: Donald Chudnow moved, seconded by Thomas Kneesel, to recommend that the Department deny Edward Olson's appraisal reports for failure to comply with USPAP. Motion carried unanimously.

**KEVIN RAMMINGER
CERTIFIED GENERAL**

MOTION: Thomas Kneesel moved, seconded by Frank Hopp, to recommend that the Department deny Kevin Ramminger's appraisal reports as submitted for failure to comply with USPAP. Motion carried unanimously.

**SHERRY ROCKWELL
CERTIFIED RESIDENTIAL**

MOTION: Donald Chudnow moved, seconded by Lawrence Nicholson, to recommend that the Department deny Sherry Rockwell's appraisal reports as submitted for failure to comply with USPAP. Motion carried unanimously.

**LAWRENCE TAPPA
CERTIFIED RESIDENTIAL**

MOTION: Lynn Gregorash moved, seconded by Frank Hopp, to recommend that the Department deny Lawrence Tappa's appraisal reports as submitted for failure to comply with USPAP. Motion carried unanimously.

ADJOURNMENT

MOTION: Donald Chudnow moved, seconded by Ursula Volk, to adjourn the meeting at 11:59 a.m. Motion carried unanimously.

NEXT MEETING: FEBRUARY 18, 2010